



## Goldney Road, CAMBERLEY, Surrey GU15 1DW

PRICE £950,000 Freehold

Jigsaw Estates are excited to present to the market this superbly presented and much improved detached family home, situated in a highly sought after location within walking distance to some of the best local schools in the area including Tomlinscote & Ravenscote.

Accommodation comprises six bedrooms, a spacious living room, study and a large open plan and re-fitted kitchen/dining room. Further benefits include a re-fitted family bathroom, a re-fitted en-suite to the principle bedroom and a second en-suite to bedroom two. There is also a large, integral double garage with power and light.

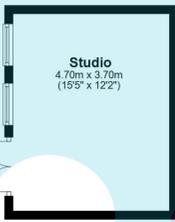
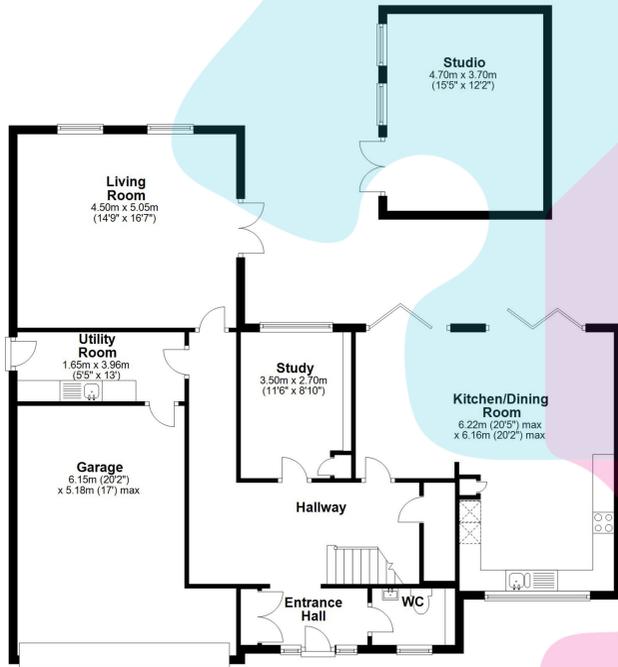
The property occupies an incredibly generous plot of over 0.3 of an acre and is very secluded. Towards the rear of the garden there is a large garden cabin which could be utilised as an outside office or games room. To the front of the property there is a large shingled driveway offering off street parking for a number of vehicles.

There are a number of amenities in the local area including a Sainsbury's local within walking distance. Camberley town centre is only a short drive away which has a train station which offers some direct services to London Waterloo. There is also Pine Ridge Golf club which is less than a mile from the property and a number of local woodland walks all within walking distance.

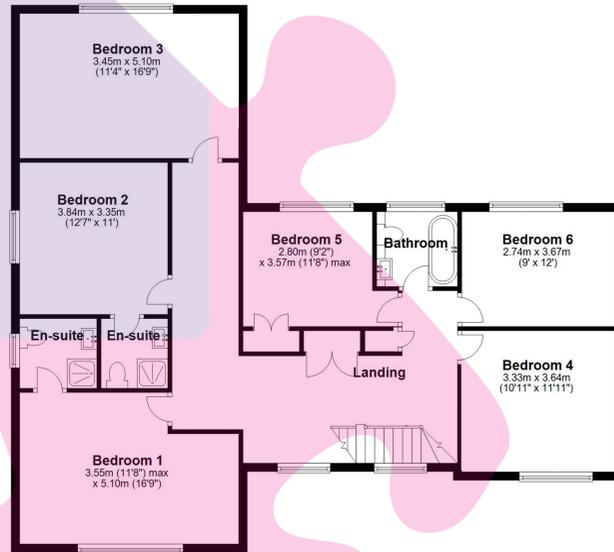


- SIX BEDROOMS
- TWO EN SUITES
- RE-FITTED OPEN PLAN KITCHEN/DINING ROOM
- LIVING ROOM
- DOUBLE GARAGE
- CLOSE TO EXCELLENT SCHOOLS
- OVER 0.3 OF AN ACRE PLOT
- RE-FITTED FAMILY BATHROOM
- BI-FOLD DOORS LEADING TO GARDEN
- STUDY
- GARDEN CABIN
- LARGE DRIVEWAY

**Ground Floor**  
Approx. 126.8 sq. metres (1364.4 sq. feet)



**First Floor**  
Approx. 114.8 sq. metres (1235.8 sq. feet)



Total area: approx. 241.6 sq. metres (2600.2 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area may include a Garage. EPC and Floorplan produced by WWW.G-White.net. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	
		70	80

